

**AN ORDINANCE AMENDING SECTIONS 8-2, 18-8 AND 19-5-6 OF THE
WINCHESTER ZONING ORDINANCE TO ENACT PROVISIONS FOR UPPER-
STORY AGE-RESTRICTED MULTIFAMILY HOUSING IN THE HIGHWAY
COMMERCIAL, B-2 DISTRICT.**

TA-05-02

*Ed. Note: The following text represents an excerpt of the Zoning Ordinance that are subject to change. Words with ~~strikethrough~~ are proposed for repeal. Words that are **boldfaced and underlined** are proposed for enactment. Existing ordinance language that is not included here is not implied to be repealed simply due to the fact that it is omitted from this excerpted text.*

Text Amendment for Section 8-2-20

Section 8-2-20

Age-restricted, Multifamily dwellings, subject to the following:

Multifamily development shall constitute a permitted ancillary use. In this case, permitted B-2 uses shall be limited to the following: Banks and financial uses, convenience and services establishments, laundromats, dry cleaners where dry cleaning is done off premises, repair services or businesses excluding auto or truck repair, retail stores, medical offices, physical fitness establishments, bakeries, and restaurants, excluding nightclub use.

- a) **A maximum of eight dwelling units per building, however, any two buildings may be connected by a common elevator;**
- b) **No dwellings shall be situated on the ground level; and,**
- c) **Building entrances and off-street parking areas serving dwelling units should be separated from entrances and off-street parking areas for commercial uses.**
- d) **Density shall not exceed one (1) dwelling unit for each 3500 square feet of the Total Project Area.**
- e) **The absolute minimum floor area per dwelling unit in each building used for this purpose shall be as follows: five hundred and twenty five (525) square feet for efficiency & one (1) bedroom units; and six hundred and fifty (650) square feet for two (2) or more bedrooms.**

Text Amendment for Section 18-8-14.4

New

Section 18-8-14.4

Signs for developments in the Highway Commercial, B-2 District that include multifamily units, per Section 18-2-20, shall not utilize any internal illumination. External illumination, if any, shall be provided in a down-cast manner or shielded to prevent direct lighting of windows in multifamily units.

Text Amendment for Section 19-5-6.1

Landscaping that enhances the appearance of the City from its streets; buffers between properties in different zoning districts; and recreational facilities for residents shall be provided. At least fifteen percent (15%) of the land in a site plan for nonresidential uses, at least thirty percent (30%) of the land in a site plan for residential uses in the HW Historic District, **at least thirty-five percent (35%) of the land in a site plan for age-restricted multifamily developments in the Highway Commercial , B-2 District per Section 8-2-20**, and at least forty-five percent (45%) of the land in a site plan for residential uses not situated within the HW District shall not be covered by buildings (excluding buildings used for or associated with recreational purposes), solid waste enclosures, sidewalks (excluding paths primarily associated with recreational purposes), or off-street parking areas, and shall be used for landscaping, buffering, and/or recreational purposes. These standards are designed to ensure that the private sector makes a reasonable visual contribution to the quality and character of the City. For multifamily dwellings and townhouses outside the HW Historic District, green areas less than thirty (30) feet in width between adjacent buildings and green areas less than ten (10) feet in width between buildings and off-street parking areas shall not be included in the calculation of the required forty-five percent (45%) computations.